

APPROVED
MINUTES OF THE REGULAR MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY

Wednesday, June 7, 2006

2-A

The meeting convened at 7:08 p.m. with Chair Johnson presiding.

1. ROLL CALL

Present: Beverly Johnson, Chair of Alameda
Doug deHaan, Boardmember, City of Alameda
Frank Matarrese, Boardmember, City of Alameda
Marie Gilmore, Boardmember, City of Alameda
Tony Daysog, Boardmember, City of Alameda

2. CONSENT CALENDAR

2-A. Approval of the minutes of the Regular Meeting of April 5, 2006.

2-B. Recommendation to Approve Subleases at Alameda Point.

Approval of the consent calendar was motioned by Member Matarrese, seconded by Member Gilmore and passed by the following voice vote: Ayes – 5; Noes – 0; Abstentions – 0.

3. REGULAR AGENDA ITEMS

3-A. Certification of Golf Course EIR and Authorization to Proceed with Negotiations with Port of Oakland and Army Corps of Engineers.

Elizabeth Johnson, Base Reuse Planner, presented an overview and requested certification of the final EIR for the Alameda Point Golf Course and Hotel Project. The draft EIR was circulated in 2004, with revisions prepared in 2005 to accommodate additional information regarding wetlands on the site. The response to comments is also complete. Janie Alsep and Mark Windsor of EDAW, and Jack Fink from Moffat Nichol Engineers, the consultants who assisted in the preparation of the final EIR, were present to answer questions from the Board.

Chair Johnson asked if there was a time limit to start the project once it is certified. Elizabeth Johnson explained that the EIR is programmatic which allows us to go forward with negotiating with the Port or the Army Corp to get materials for the site. Chair Johnson wanted to clarify to the public that, at this point we haven't seen that the project is economically feasible; that we're not moving forward with this project, and this is just a very preliminary action. Elizabeth Johnson concurred and further explained that the point of negotiating to get the dredge material would be to determine the economic feasibility.

Member Gilmore clarified that if/when the project is determined to be economically feasible, we would still need a separate EIR for the Hotel/Conference Center. Member deHaan and Elizabeth Johnson discussed the current dredging at the Port of Oakland and that Alameda Point is the secondary site to receive this dredge material, the primary site being Hamilton Field Wetland

Recreation. In response to member deHaan's question regarding the value of the dredge materials, should the golf course project NOT go forward, Elizabeth Johnson explained that we would be paid a Tipping Fee for the dredge materials.

Member Daysog questioned the delay in having an economic analysis. In response, Chair Johnson reminded the Board that there was a several-year process where this consideration was going on – we had a Hotel expert and even had an RFP on hotel complexes. At that time, however, the downturn in the economy left the only people willing to propose a project was that we owned a five-star hotel and paid them to manage it, and that was something the ARRA wasn't willing to do. Elizabeth Johnson further discussed that the ARRA, in 2004, directed staff to go ahead with preparation of the EIR in anticipation of the Hotel market coming back. Debbie Potter, Base Reuse and Community Development Manager, concurred with this discussion, adding that the hospitality industry has taken a while to bounce back since 9/11. She further explained that once the EIR is certified, and we negotiate a Tipping Fee with the Army Corp and the Port of Oakland that makes sense, then we can restudy the issue of the economic viability of the project.

There was one speaker on this item, David Kerwin, who asked when and how often soil testing will be done, expressing concern about loosened toxic materials if the property is not used for a golf course. Elizabeth Johnson responded that there will be a site-testing protocol in place.

Approval to certify the final EIR was motioned by Chair Johnson and seconded by Member deHaan and passed by the following voice vote: Ayes – 4; Noes – 1 (Member Daysog); Abstentions – 0.

4. ORAL REPORTS

4-A. Oral report from Member Matarrese, RAB representative.

Member Matarrese stated that he was unable to attend the last meeting and has no report.

5. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

There were no speaker slips.

6. COMMUNICATIONS FROM THE GOVERNING BODY

None.

7. ADJOURNMENT

Meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary